

Parish: Tangmere	Ward: Tangmere
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TG/16/02190/FUL

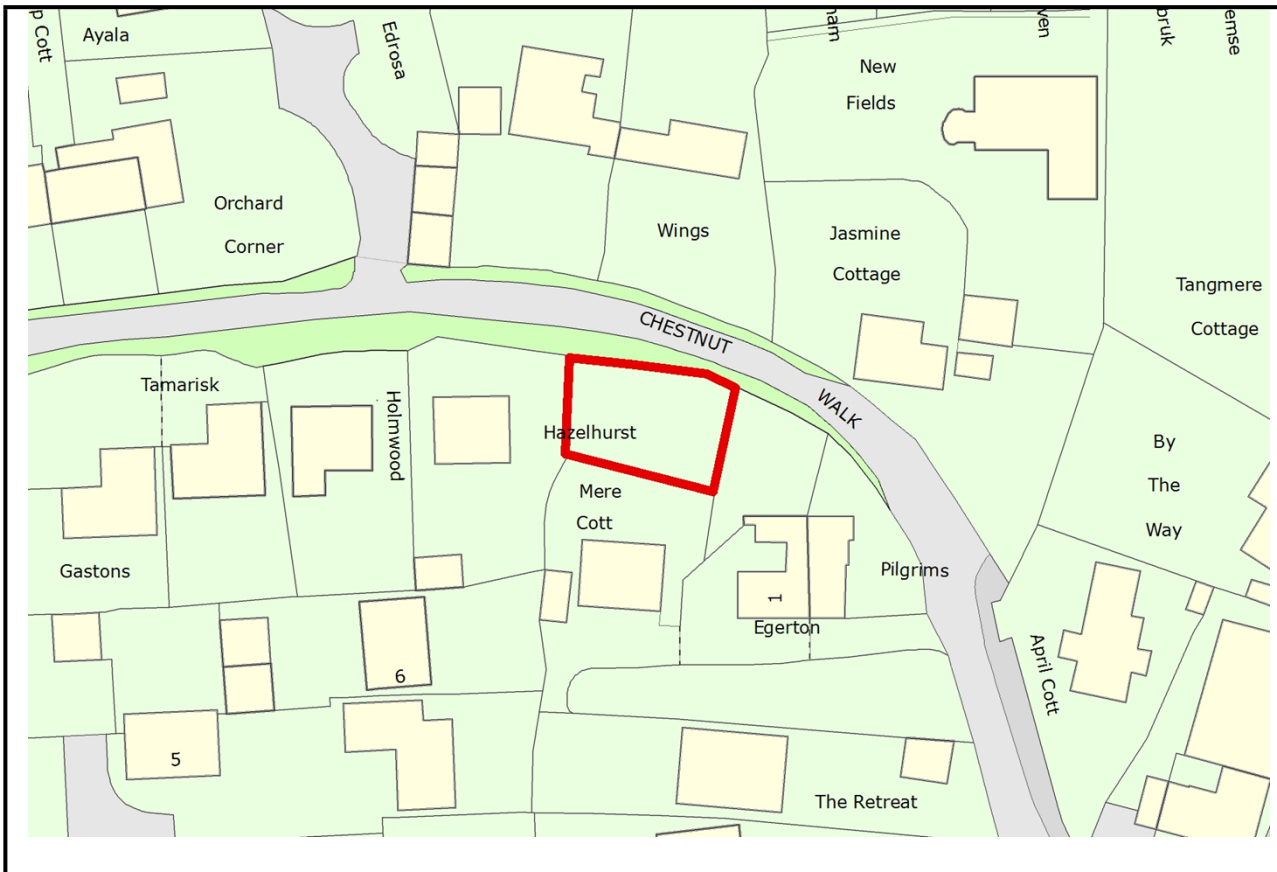
Proposal Conversion of detached garage into 1 no. 2 bedroom chalet bungalow.


Site Hazelhurst Chestnut Walk Tangmere Chichester West Sussex PO20 2HH

Map Ref (E) 490284 (N) 106431

Applicant Mr Jonathan Randall

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site comprises 1 no. 1.5 storey garage located to the west of the dwelling known as Hazelhurst. The dwelling features a dual pitched roof and 2 no. garage door openings. To the front of the garage building are 4 no. off road car parking spaces. To the south and south east of the application site are the rear gardens of 2 no. residential properties. The nearest property is located 10-11 metres from the rear elevation of the application building.

2.2 The application site is situated along Chestnut Walk. Chestnut Walk is a 'no through' residential road used for accessing residential properties within the area. Residential properties in this area comprise a mix of architectural styles. Most dwellings are 1.5 to 2 storeys in height with low eaves level.

2.3 The application site is adjacent to a bend in the road along Chestnut Walk. The topography of the area slopes from higher land in the north to lower land to the south. Therefore, the application site occupies a raised position in relation to properties to the south. The application falls within the settlement policy boundary of Tangmere and comprises the setting of the Tangmere Conservation Area.

3.0 The Proposal

3.1 The application proposes the conversion of the detached garage to form 1 no. 2 bedroom chalet bungalow.

3.2 The plans detail the increase of the ridge and eaves height of the existing building. The dimensions comprise 2.4 metres to 2.5 metres (eaves) and 4.5 metres to 6 metres (ridge). The installation of 2 no. dormer windows on the northern elevation is proposed. The roof has a pitch of 40 degrees. The installation of 1 no. obscure glazed dormer window and 1 no. velux roof light are proposed to the southern elevation. The velux window would be positioned at 1.7 metres above internal floor level.

3.3 The plans detail the removal of the existing garage doors on the ground floor and replacement with 2 no. 3 pane windows. 1 no. front door is also shown as being inserted. The plans show quoin detailing to the corner of the primary and rear elevations.

3.4 The submitted plans detail an indicative materials schedule. These materials comprise roof, bricks and render to match the existing.

3.5 Amended plans were submitted on 13 February 2017 which amended the proposed landscaping and boundary treatments to the application site. These amendments have not been subject to public consultation and are considered non-material in nature.

4.0 History

91/00024/TG	PER	Two additional roof dormers front elevation.
89/00028/TG	PER	Repitching existing roof together with new roof dormers (front and rear) and extension to side elevation.
98/00890/DOM	PER	Detached garage in side garden.
16/00354/FUL	WDN	Conversion of detached garage into 1 no. 2 bedroom chalet bungalow.

5.0 Constraints

Listed Building	NO
Conservation Area	TG
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
South Downs National Park	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Representations and Consultations

Parish Council

OBJECT for the following material reasons:

The proposal, by virtue of its location represents a gross overdevelopment of the site which will be to the detriment of the amenities of adjoining residents and character of the area in general. The Council also considers that there is sufficient provision in the Local Plan for new housing via the Strategic Development Site, so in-filling cannot be justified.

WSCC Highways

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highways Matters for this location under planning application TG/16/00354/FUL (withdrawn) to which no objections were raised.

The current application is a resubmission and does not appear to include any changes that relate to highways or would change our previous comments. Please see LHA comments to TG/16/00354/FUL of 7th April 2016.

Vehicle Parking

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

CDC Conservation and Design Team

This scheme does not appear to affect a listed building or its setting and whilst it might be considered to be within the setting of a Conservation Area, appears limited. Please advise if you think otherwise.

Third Party Objection

Seven letters of objection have been received throughout the public consultation period. These letters relate to the following issues:

- Impact on the character and appearance of the Tangmere conservation area
- Impact on neighbouring amenity
- Scale, mass and bulk of building right on the boundary
- Distance to neighbouring properties (rear wall) is precisely 29.8 feet
- Dwelling would dominate the whole rear garden to the severe detriment of the amenities
- Rooflight in the amended scheme would be a totally obtrusive and invasive feature
- Whilst dormer would be finished in obscure glass, it does not state it would be non-opening, so could still result in overlooking and loss of privacy to immediate houses and gardens
- The change to one dormer window and one rooflight in the rear elevation would present completely an underbalanced and incongruous feature
- Plan seems to indicate that the rear dormer to the bathroom is larger than those on the front elevation
- This is unacceptable and severely detrimental to our residential amenities; at present, the garden and rear of neighbouring properties are not overlooked at all
- Parking area and access point onto Chestnut Walk is dangerous due to the right hand bend just east of the application site
- Parking area would result in exacerbating already dangerous manoeuvres that take place
- Unclear how many spaces would be retained for the existing dwelling
- No pedestrian access to the front door would be available once all parking spaces are in use

- The proposed new dwelling would be inappropriate to, and out of character with the area, and the density of development locally
- The new proposal would introduce an alien amendment to the urban grain which is an undesirable precedent for similar cramped development in the future
- Development represents overdevelopment of the site which is detrimental to the amenities of adjoining residents and character of the area in general
- Sufficient provision in the Local Plan for new housing via the Strategic Development Site, so in-filling cannot be justified
- Two upstairs windows of the new dwelling will look directly into adjacent homes, dining room and kitchen windows and will destroy the privacy of adjacent gardens; which are not currently overlooked

7.0 Planning Policy

7.1 Planning Policy

The Development Plan

7.2 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and the Tangmere Neighbourhood Plan Post Examination Version (2014-2029). The Tangmere Neighbourhood Plan was made in March 2016 and forms part of the Development Plan against which applications must be considered.

7.3 The principal planning policies, contained within the Chichester District Council Local Plan, relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development
 Policy 2: Development Strategy and Settlement Hierarchy
 Policy 4: Housing Provision
 Policy 5: Parish Housing Sites 2012- 2029
 Policy 6: Neighbourhood Development Plans
 Policy 33: New Residential Development
 Policy 39: Transport, Accessibility and Parking
 Policy 47: Heritage

7.4 The principal planning policies, contained within the Tangmere Neighbourhood Plan, relevant to the consideration of this application are as follows:

Policy 1: A Spatial Plan for the Parish
 Policy 10: Design

National Policy and Guidance

7.5 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.6 Consideration should also be given to paragraph 17 (Core Planning Principles), paragraphs 49 and 50 (delivering a wide choice of high quality homes) and paragraph 60 (requiring good design).

7.7 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

7.8 The following Supplementary Planning Documents are material to the determination of this planning application:

- Tangmere Conservation Area Character Appraisal and Management Proposals (approved December 2014)
- Planning Obligations and Affordable Housing SPD
- Chichester District Council Parking Guidance Note 5 (amended 28 September 2007)

7.9 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

B1 - Managing a changing environment

D1 - Increasing housing supply

D3 - Housing fit for purpose

D4 - Understanding and meeting community needs

E1 - Traffic management in the district will improve so as to reduce congestion

E2 - There will be improved cycling networks and strong links to public transport to ensure that cycling is a viable alternative to using the car

E3 - There will be a decrease in the numbers of road traffic collisions in the district

E4 - People will have easier access to services at a local level

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Maintain low levels of unemployment in the district
- Prepare people of all ages and abilities for the work place and support the development of life skills
- Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Promoting and developing a dementia friendly district
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Coordinate and promote services that help those living with low level mental health conditions
- Protect and support the most vulnerable in society including the elderly, young, carers, families in crisis and the socially isolated
- Increase the number of volunteers and trustees in the community/voluntary sector
- Maintain the low levels of crime in the district in the light of reducing resources
- Support and empower communities and people to help themselves and develop resilience
- Support communities to meet their own housing needs
- Encourage partner organisation to work together to deliver rural projects and ensure that our communities are not isolated
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 Planning Comments

8.2 The main issues arising from this proposal are:

- Appropriateness of Design and Impact on Neighbouring Amenity
- Transport, Accessibility and Parking
- Impact on the character and appearance of the Tangmere Conservation Area

Assessment

Appropriateness of Design and Impact on Neighbouring Amenity

8.3 The submitted plans increase the proportions of the building from a 1.5 storey building to a 2 storey dwelling. This increase in proportions is facilitated through the increase of the height and size of the building. However, with the increase in height and size, the building is visibly lower than the adjacent dwelling (Hazelhurst). Therefore, the increase in dimensions

and proportions, do not have a significant impact on the character when viewed from the street scene.

8.4 Whilst the application site falls upon higher ground than land to the south, and the overall height of the building is increased, this does not translate into impacts on the scale and massing of the building. The 40 degree pitch of the roof, coupled with the small dormer windows and low eaves height, reduces the mass of the building. Subsequently, this ensures the impact of the additional massing is mitigated.

8.5 The siting and layout of the plot is amended to locate the parking provision to the north east of the northern boundary of the site and introduce landscaping to the northern boundary. The proposed development would not increase the land take on the site as the footprint of the proposed development would remain as existing. The intensity of the use of the site would increase, but, due to the sites location fronting Chestnut Walk with no neighbouring dwellings directly adjacent to the parking area, it is not considered the more intensive use of the site through parking would have any significant impact on the neighbouring properties. The size of the proposed dwelling would be unlikely to lead to unneighbourly activity by the residents of the proposed dwelling from the use of the proposed amenity space to the west of the dwelling. The proposed increase in activity on the site and its more intensive use would be unlikely to have a significant impact on the amenity of the neighbouring properties.

8.6 Concern was raised throughout the public consultation period regarding the urban grain of the site and access to amenity space. The submitted site plan shows amenity space being provided to the west and north of the building between Hazelhurst and the proposed dwelling. The use of the land to the west and north as amenity space does not result in the loss of amenity space to the existing dwelling of Hazelhurst. Whilst this is contrast to the urban grain of immediately adjacent sites, where amenity space is found to the rear, it does retain the current composition of space.

8.7 The retention of this amenity space between the two dwellings accords with the existing site layout and urban grain of this site. The imposition of a landscape condition would ensure that a sufficient level of privacy could be attained for the occupants of this amenity space.

8.8 The overall dual pitched roof form that characterises the site is retained as existing; albeit within greater dimensions. However, these dimensions, whilst being different to the existing, are unlikely to cause harm through appearing overbearing or causing a significant loss of light or amenity to the neighbouring properties.

8.9 The increased eaves and ridge height do result in a building of greater dimensions; however, these dimensions are not so significant that they result in a building that would over shadow neighbouring residential plots. The use of the pitched roof form at a 40 degree angle ensures that the perception of massing is reduced. This perception, coupled with the roof pitch, will ensure sufficient access to light with the natural sun path. This further reduces the potential perception of massing on neighbouring plots to the south.

8.10 Concern was raised throughout the public consultation period regarding the lack of detail in respect of the proposed dormer on the southern roof pitch. Whilst the plans do not show the window as non-opening, a condition can be imposed requiring the windows to be obscure glazed and non-opening and retained as such at all times thereafter. This would

sufficiently mitigate concerns in respect of privacy and overlooking through the provision of this dormer window.

8.11 Further, concern was raised that the use of the velux rooflight on the southern roof pitch would impact upon the overall balance of the visual appearance of the rear elevation. However, there would be no public view of this elevation and no harm to the public interest would arise. Equally, such features are common in rear roof pitches when permitted by permitted development rights. Therefore, to prevent any potential impacts on neighbouring properties to the rear, permitted development rights may be removed in respect of further rear roof lights and dormer windows.

8.12 Indicative materials and finishing have been provided within the submitted plans which, in principle, are broadly acceptable. However, a condition is recommended requiring a schedule of materials and samples of materials used in the finishing of the dwelling to be submitted to, and approved by, the Local Planning Authority, prior to the commencement of development. This will secure a high quality design appropriate to its conservation area setting.

8.13 In light of the above considerations, the development achieves a high quality design appropriate to its setting which does not impact upon the amenities of neighbouring occupiers. Therefore, the development is considered to accord with the contents of Policy 33 (New Residential Development) of the Chichester District Council Local Plan, Policy 10: Design of the Tangmere Neighbourhood Plan (2014-2029) and according paragraphs of the NPPF.

Transport, Accessibility and Parking

8.14 Concern was raised within the consultation period regarding the safety of the access point for vehicular traffic. The consultation response from West Sussex County Council Highways, the Local Highway Authority for the District, has confirmed no objection to the proposal. Since this consultation period, the parking has been moved towards the north eastern section of the northern boundary. However, as the vehicular entrance/exit has been moved off the bend along Chestnut Walk, this would have no detrimental impact to highways safety.

8.15 The car parking details propose the retention of car parking provision in accordance with the adopted parking standards. Given the level of provision, and location of parking, no additional impacts from the existing would result.

8.16 Further issues were highlighted regarding the net increase in vehicle movements arising from the parking incurred by the proposed and adjacent dwelling of Hazelhurst. However, the proposals do not result in any increase in vehicle movements, as a greater number of vehicle movements could be achieved under the existing circumstances.

8.17 Council's adopted parking standards. Equally, sufficient provision of car parking is retained in accordance with parking standards for the existing dwelling of Hazelhurst.

8.18 The use of planning conditions can require no part of the development to be occupied until the car parking spaces have been constructed in accordance with the plans. Such a condition would also require the retention of these car parking spaces for the purposes of vehicle parking only at all times thereafter.

8.19 No details of cycle parking provision have been provided within the submitted plans. However, this could be secured appropriately through the imposition of a condition.

8.20 In light of the above, the development does not adversely implicate upon highways safety and provides for the transport demands it creates. As such, the development accords with the contents of Policy 39 (Transport, Accessibility and Parking) of the Chichester District Council Local Plan Key Policies (2014-2029).

Impact upon the Setting of the Tangmere Conservation Area

8.21 The Tangmere Conservation Area boundary was extended under the management proposals contained within the according 2014 SPG document. The extended boundary included a number of properties along Chestnut Walk, including the road itself, to incorporate the post-medieval village core. As such, properties fronting onto Chestnut Walk in this location, including the application building, comprise the immediate setting to the Tangmere Conservation Area.

8.22 The Council's Conservation and Design Team has submitted comments in respect of the development. The comments received note that whilst the building might be considered to be within the setting of the Conservation Area, its impacts appear limited.

8.23 The designation of the Conservation Area in this location sought to encompass the historic village core of Tangmere; of which multiple historic properties comprise. Therefore, the character of the appearance of this aspect of the conservation area derives primarily from the agglomeration of multiple historic properties and the access to them.

8.24 The introduction of features including the dormer windows to the primary elevation provides character and interest on the approach to the Conservation Area. Such features are also found within the historic buildings of the historic core. Consideration has been given to the applicant's submission a landscaping scheme which accords with the site layout of adjacent historic properties. This landscaping softens the appearance of the primary elevation from the street scene and accords with the appearance and character of the Tangmere Conservation Area.

8.25 Therefore, whilst not formally constituting part of the conservation area itself, the development would enhance the setting of the Tangmere Conservation Area designation. The use of the aforementioned materials condition allows the Local Planning Authority to ensure an appropriate use of materials, including the use of wooden windows. Such glazing surrounds would provide an appropriate enhancement to the appearance, and subsequent character, of the setting of the Conservation Area.

8.26 As such, the development accords with the contents of Policy 47 (Heritage and Design) of the Chichester District Council Local Plan Key Policies (2014-2029), Policy 10: Design of the Tangmere Neighbourhood Plan and contents of the Tangmere Conservation Area Character Appraisal and Management Proposals.

Conclusion

Based on the above, it is considered the proposal complies with development plan policies 33, 39 and 47. Therefore, the application is recommended for approval.

Human Rights

In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

In reaching the above conclusion Officers have taken into account rights under Article 8 and Article 1 of the First Protocol of Human Rights and concluded there would be no breach if planning permission were to be granted.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the approved plans 215/501/1 - Block and Site Plan, 215/501/3 Rev A - Site Plan, Proposed Ground and First Floor Plans and Proposed Section and 215/501/4 Rev A - Proposed Elevations.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) **No part of the development hereby permitted shall be first occupied** until the window hereby approved in the roof pitch of the southern elevation is provided as obscure glazed and non-opening. The window shall be retained as such, at all times thereafter.

Reason: In the interests of residential amenity.

4) The development hereby permitted shall not be first brought into use until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

5) **No part of the development hereby permitted shall be first occupied** until the car parking has been constructed and laid out in accordance with the approved site plan and the details specified within the application form. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of ensuring sufficient car parking on-site to meet the needs of the development.

6) **No part of the development hereby permitted shall be first occupied** until covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

7) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Class B or C of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

INFORMATIVES

- 1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact James Cross